

Benton Harbor Schools Low Land

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal |
|-------------------|------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|
| 18-2350-0011-00-4 | 258 HUNTER DR | 07/07/22 | \$188,000 | WD | 03-ARM'S LENGTH | \$188,000 | \$187,130 |
| 18-2400-0025-00-5 | 1682 COLFAX AVE | 06/11/21 | \$139,000 | WD | 03-ARM'S LENGTH | \$139,000 | \$134,833 |
| 18-4300-0010-00-2 | 655 SPENCER ST | 01/27/23 | \$125,700 | WD | 03-ARM'S LENGTH | \$124,120 | \$123,114 |
| 18-4300-0049-01-4 | 2176 SAMUEL AVE | 12/16/22 | \$235,000 | WD | 03-ARM'S LENGTH | \$235,000 | \$220,505 |
| 18-5200-0001-00-2 | 393 W NAPIER AVE | 08/05/22 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$169,745 |
| 18-5200-0030-00-2 | 1639 SHAWNEE RD | 01/21/22 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$164,976 |
| 18-5200-0047-00-2 | 474 CHIPPEWA RD | 07/09/21 | \$169,000 | WD | 03-ARM'S LENGTH | \$169,000 | \$166,975 |
| 18-6950-0019-00-5 | 329 HUNTER DR | 12/12/22 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$184,100 |
| Totals: | | | \$1,381,700 | | | \$1,380,120 | \$1,351,378 |

Final Conclusion \$171/FF

| Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Actual Front |
|------------------|--------------------|--------------|-------|------------|--------------|
| \$12,045 | \$11,175 | 75.0 | 134.0 | \$161 | 75.00 |
| \$10,723 | \$6,556 | 44.0 | 157.0 | \$244 | 44.00 |
| \$13,075 | \$12,069 | 81.0 | 197.0 | \$161 | 81.00 |
| \$14,495 | \$0 | 95.7 | 524.2 | \$151 | 95.71 |
| \$18,880 | \$18,625 | 125.0 | 200.0 | \$151 | 125.00 |
| \$19,924 | \$14,900 | 100.0 | 122.0 | \$199 | 100.00 |
| \$10,429 | \$8,404 | 56.4 | 130.0 | \$185 | 56.40 |
| \$12,075 | \$11,175 | 75.0 | 152.0 | \$161 | 75.00 |
| \$111,646 | \$82,904 | 652.1 | | | |
| | Average | | | | |
| | per FF=> | \$171 | | | |